

# THE NEW POST OFFICE'S SITE.

## SHALL IT BE THE FOURTH AVENUE CAR STABLE BLOCK?

Advantages of This Plot Pointed Out to the Government Commissioners—Near Third Street Station—The Site Available at Once—Choice to Be Made Soon.

In the week between Christmas and New Year's the Post Office Commissioners, the Secretary of the Treasury and the Attorney-General will visit New York. It is expected, to view the site of the new post office building which has been looking at the several parcels offered has no power to select a site, but has been waiting information which will help the three Cabinet officers to reach a decision.

If the Cabinet officers ask the commissioners for an opinion it is not unlikely that they will say that the Fourth Avenue car stable block is entitled to the largest number of points in the event of an availability.

A man who opens up a map of Manhattan marked with car lines and railway stations and the plan of the proposed Pennsylvania tunnel, and puts the point of his pencil on the spot occupied by the stables, must see at once the advantages of its location for the mail receiving and distributing station.

The block offered is bounded by Fourth Avenue, Thirty-second and Thirty-third streets and Lexington Avenue. It is owned by the Metropolitan Street Railway Company and is offered to the Government for \$2,000,000.

Almost the whole block is now occupied by the broad flat structure which the company has used as a car barn. Three tenement houses on the east side of the plot are owned by the company so that it is in position to offer a clear delivery of the whole parcel.

The natural frontage of a post office built on this site would be Fourth Avenue, facing the Park Avenue Hotel. The frontage on the cross streets is 425 feet so that the total area is 84,000 square feet, nearly twice the ground space occupied by the present post office building.

The proximity to the Grand Central Station, with the accompanying advantages, is one peculiar point in favor of this site. Moreover the new Pennsylvania tunnels under Thirty-second and Thirty-third street will bring that railroad and its mail-carrying connections directly to the door of the post office.

The rapid transit subway will run along the western side of the building. Surface lines are beside it and a block away, while the Third Avenue elevated road has a station at Thirty-fourth street.

Considering its advantages of close connections with the three great railroads, the New York Central, the Pennsylvania and the New York, New Haven and Hartford, and their connections, this site has, therefore, a big lead over all the others.

These three railroads carry more mail into and out of New York than all the other railroads. To be close to their main stations is an advantage which has been well impressed on the Commissioners who are gathering data for the higher officers of the Government.

Instead of a long delay in handling the mail from trains to wagons which find the route to the present Post Office very slow, the mail cars from these three railroads can be run right into the basement of the Post Office and there unloaded and the outgoing mail may be loaded in the same way.

One of the considerations to be weighed by the Cabinet officers in picking out the site is the cost. The site of the new post office is going to cost \$2,000,000. The site has won the favor of the Commissioners because its shape and size fit it almost exactly to the general design that may be chosen by the Government's representatives.

The price at which the site is offered is \$2,000,000. The price asked for some of the other plots which have been offered and are of smaller dimensions than this one is \$1,000,000. The full authority of those who hold title to them, and if the Government should take some of the tenders who would have to condemn parcels and this would entail delay.

In order that it might be in a position to select the whole of the site, the Government without delay, if its tender should be accepted, the Metropolitan Street Railway Company recently bought the three parcels which would be the company's share of the block.

The value to surrounding property of the erection of the handsome Federal building at this point would be greater proportionally than would accrue in any other of the sites. The streets which face the block are of the highest quality and the rental value, a couple of fair apartment houses, some saloons and private residences.

On the west side of the block, the old and on the north the Seventy-first Regiment Armory, now being rebuilt. The demand for business places in the neighborhood of the Post Office is increasing and land values all around the square and would be greatly increased.

Naturally such a building as the Government will erect will lend itself to the ornamental decoration which is going on all over New York. It has been suggested that in such a building there should be wherever possible, as there can be nothing to hide in the operations that go on in the Post Office.

If this idea be followed the building will be very largely of iron and glass. Builders believe that such a structure will involve improvements around this site if it should be chosen.

There are no unexpired leases to be bought up and the cost of the building would be paid rapidly, should it be chosen. The buildings could be razed in a few days and the excavating for the foundations be begun before the architect's plans are done or the contracts let.

If New York is in a hurry for its new Post Office building, the commission believes, by accepting this site than by choosing any of the others. At the same time its arguments of availability of location seem to be strongest.

# FORBES AGREES TO BOX TOKELI.

## The Two May Meet at San Francisco—About the English Bantam Champion.

Negotiations are under way for a contest between Andrew Forsyth, an Englishman of England, who is now in this country, and Harry Forbes of Chicago, the holder of the world's title in this division. Yesterday Prof. Jimmy Kelly, who brought Tokeli to this country, received word from John H. Forbes, the manager that the American was ready to meet Tokeli, but said that Tokeli would have to wait at least a month. Forbes was posted to box Frankie Neill, and better than Neill Forbes says he will be ready for the Englishman. The battle if ratified will take place at San Francisco, where Tokeli is expected to intend of bidding for the world's title.

While waiting to hear from his prospective opponents, Tokeli is training every day, so as to be in shape to meet Tokeli. He is quick and quick. When in action he is a straight jab, which every time it lands, Kelly said, has more than fifteen victories to his credit. Among those whom Tokeli has defeated are Willie McGovern, Harry Warr, Harry Paul, Billy Lamoureux, Bill Lord and Jim Cunningham. Tokeli is 21 years up, the youngsters fight along and improving instead of going back.

His training has been supervised by another foreign giant of the mat, the latest arrival is Andy Christenson of Copenhagen, Denmark. Christenson is only twenty years of age and weighs 200 pounds. He is a pupil of Jack Johns, the champion heavyweight of Denmark, who threw Ernest Barber at the Madison Square Garden a few years ago.

# ENGLISH SPORTING NEWS.

## The "Field" on Amateur and Professional Rowing Coaches—Acutful Begins Work.

There is quite a controversy raging in England just now over the relative merits of the amateur and professional rowing coach, stimulated, no doubt, by the recent race passed by the Henley stewards. Englishmen evidently have long since lost their faith in the amateur coach, a professional for eight and four, but, strange enough, the scullers and those who prepare specially for Henley stick to the teachings of the amateur coach. The Henley race, which was the first summer, for all the scullers, among them Kelly, winner of the "Diamonds," were all coached by professionals. Etonington, a sculler, a professional, and in the dark days of the sport the professional was the only recognized mentor. Not gone did those old exponents of the sport teach the crew, but in all important matters they acted as stewards. But the Henley rule that "coaches must be amateurs and members of their respective clubs" put the watermen out of the business. In the early days of the eighteenth century half a dozen in number, and these engaged a waterman whenever they could get him. He coached and steered and very often man oared in bumping races and other practice affairs.

In the early 'twenties Oxford University Boat Club passed a rule that a professional coach could not do more than act as a crew in the weeks prior to the university boat race. This rule had two objects. The professional was growing too aggressive and important in his own estimation, and Dr. Harris and his colleagues were not considered good for the young college men, and the wisecracks thought the sculler the amateur, they thought the better from a sportsman's point of view.

Thames professionals and their days of usefulness came to an end, although pretty much the same old story is being repeated as late as 1890. Soon after the amateur coach was introduced by men such as Dr. Warr, headmaster at Eton, Trevor-Jones, R. W. and others. When this subject of the versatility of the amateur and professional coach in England and the United States was introduced recently the rowing department of the Field considered the subject.

We suspect that the distrust of professional coaching in the United States is due to the fact that in this country the professional coach and his legions in a boat in these days is fairly common. The amateur theory, however, is it is injurious for an amateur to copy the technique of a professional, and it is a premature side attack on the professional.

It may be reported to this, that the professional coach is a man who knows it is his duty to teach the student a more correct action, rather than to teach him to copy the technique of a professional. The answer here seems difficult, and the professional coach is a man who knows it is his duty to teach the student a more correct action, rather than to teach him to copy the technique of a professional.

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# THE REAL ESTATE MARKET.

## LIVELY TRADING IN THE RESIDENCE DISTRICTS.

Activity Stimulated During the Week by the Monetary Outlook—Buying for Investment Encouraged by Rising Rents—Effect of the New Tenements.

On one or two days at the beginning of last week the amount of brokerage business reported fell below expectations. The amount for the week as a whole, however, was above rather than below the average at this season of the year. The improvement in monetary conditions noted toward the end of last week undoubtedly had a stimulating effect on the real estate market. The effect probably will be continued in the coming week.

The heavy drain of money away from the mortgage loan market has apparently been checked, and a gradually increasing volume of dealing in realty may be looked for.

To avoid this conclusion seems impossible in view of the rise of activity which has already taken place during the period of stringent money. Last week, for instance, 228 transfers were recorded as against 196 in the corresponding week a year ago. In the past three weeks 779 have been recorded, while in the same period of the year 1901 only 604 were made. The gain in the number of transfers during December is especially noteworthy because it was made in the face of a distinctly unfavorable monetary situation. But otherwise if merely carried forward a tendency toward a broader movement in improved property which has manifested itself throughout the year.

Down to date this year's transfers aggregate 18,900 as against 15,350 a twelve-month ago.

The gain in the quantity of dealing has been wholly in the residence districts and is not difficult to explain. Taxes have been levied on the property, and the further encouraged by the prospect of additional reductions in the burden of taxation. But the chief incentive has unquestionably been furnished by a phenomenally rapid growth of population, coupled with an inadequate supply of new housing.

With the rapid growth of population has come a corresponding increase in the demand for housing. The population has been growing at an unusual rate, the building industry has been stimulated, and the demand for housing has been growing at an unusual rate.

Since the present Tenement House law went into effect nearly two years ago, the projection of housekeeping apartments, flats and tenements has been far below the demand. The building industry has been stimulated, and the demand for housing has been growing at an unusual rate.

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# WANTS AND OFFERS.

## REAL ESTATE.

BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY.

WM. HENRY POLLOCK, 34 East 2nd St.—Wants private house, 20 rooms, in the 10th or 11th ward, near Park Ave., to alter to American basement, with 100 ft. of land, and a good view of the city. Offer \$100,000. Must be closed at once.

BRYAN L. KENNELLY, 710 5th St.—Wants private house, 10 rooms, in the 10th or 11th ward, near Park Ave., to alter to American basement, with 100 ft. of land, and a good view of the city. Offer \$100,000. Must be closed at once.

DE SELING BROS., 140 Broadway—Offer to exchange for business property, elegant stone residence, 10 rooms, in the 10th or 11th ward, near Park Ave., to alter to American basement, with 100 ft. of land, and a good view of the city. Offer \$100,000. Must be closed at once.

POST & REBE, 182 East 12th St.—Offer two Columbia lots, one 10 ft wide, one 12 ft wide, in the 10th or 11th ward, near Park Ave., to alter to American basement, with 100 ft. of land, and a good view of the city. Offer \$100,000. Must be closed at once.

18th St. 3-5 W. Henry R. Watson to Peter Wilson et al., 30 1/2 W. 18th St., 100 ft. of land, in the 10th or 11th ward, near Park Ave., to alter to American basement